

TOWN
SQUARE



BERKSHIRE
PARK

NSHAMANA



Contents

Town Square	04
Community facilities	07
Lifestyle	11
Berkshire Park	12
Exterior & interior	14
Amenities	19
Floor plans	20





Redefining Possibilities for Urban Lifestyles

With green spaces, contemporary architecture, diverse retail stores, state-of-the-art amenities and a lively social scene, Town Square is the perfect hub for families and young professionals!

Key Facts





50,000

SQM Town Square park



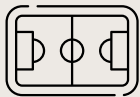
260,000

SQM greenery



250+

Retail outlets



8,000

SQM sports arenas



13

KM cycling trails



10

KM running track

Community Facilities





Town Square Park



Swimming Pool



GYM



Basketball Courts



Carousel



Barbeque Area



Cycling Track



Jogging Track



Kids Play Area



Kids Train



Retail Outlets



Fitness Club



Restaurants & Cafes



Splash Pad



Football Pitch



Squash & Tennis Court



Padel Court



Nurseries



Veterinary Clinic



Pet Shop



Clinics



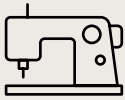
Pharmacies



Grooming & Beauty Services



Laundry Shop



Tailor Shop



Dog Park



Mosque



Supermarkets



Food Trucks

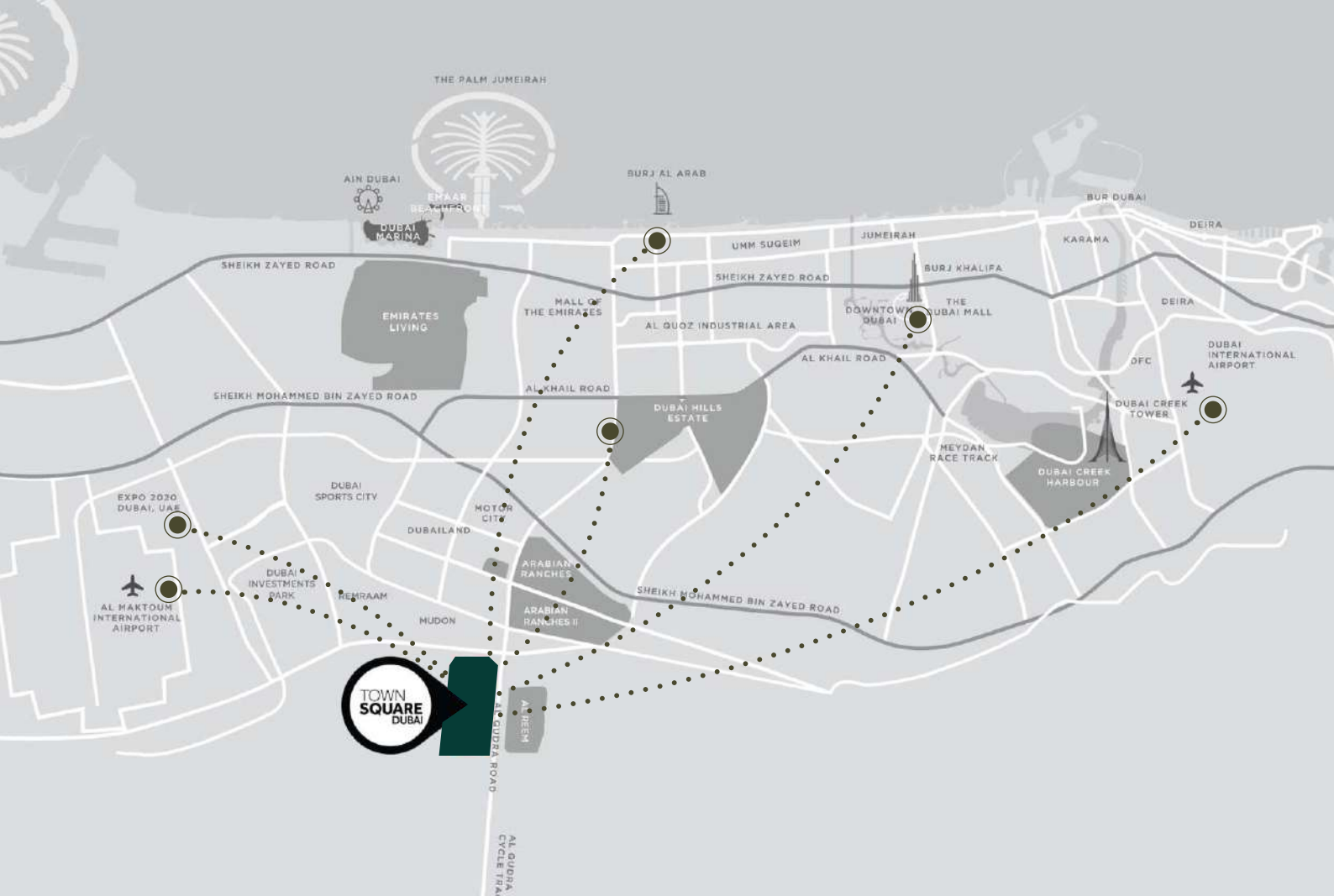


Skate Park



Location Proximities





29 min
Dubai Mall



28 min
Dubai Intl Airport



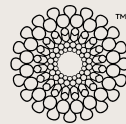
25 min
DWC Airport



24 min
Burj Al Arab



20 min
Dubai Hills Mall



20 min
District 2020



Embrace a new way of life

Discover amenities that cater to all interests, from invigorating fitness centers to peaceful havens.

For curious minds, creative souls, and dynamic individuals, there's a place for everyone!

BERKSHIRE PARK

Discover our contemporary apartments featuring 1, 2, and 3 bedrooms, along with expansive 3-bedroom duplexes; ideally positioned at the gateway to the main park, designed to blend peace with accessibility.

Immerse yourself in the bright and spacious interiors, showcasing elegant porcelain floors, fitted wardrobes, and contemporary kitchens.

Step into lush green areas ideal for jogging, leisurely walks, or simply unwinding, where the vibrancy of urban life meets the tranquility of nature.

Welcome to Refined Living





Crafted Comfort

BERKSHIRE Park features a sophisticated collection of modern apartments, adorned with warm brick cladding and offering picturesque boulevard views, all just steps from the park.

The contemporary design, featuring crisp lines and ample windows, transforms urban elegance, merging flair with practicality effortlessly.





Captivating interior designs

Abundant natural light fills the living and dining areas, creating a warm and inviting environment. The bedrooms highlight elegant glazed porcelain floors and spacious built-in wardrobes, while the master suites include luxurious en-suite bathrooms.

Enjoy the ideal combination of cutting-edge aesthetics and efficiency, making your kitchen a stylish and productive area with abundant surfaces and streamlined storage.



Discover the Art of Living Well





Recreational Amenities



Swimming Pool



Gym



Kid's Play Area



BBQ Area



Easy access to the main park

Floor Plans





*Balcony sizes vary

1 bedroom - Unit type A

Area	Min	Max
Suite	58.21 Sq.m / 626.57 Sq.ft	58.49 Sq.m / 629.58 Sq.ft
Balcony	3.38 Sq.m / 36.38 Sq.ft	3.66 Sq.m / 39.40 Sq.ft
Total built-up	61.87 Sq.m / 665.96 Sq.ft	61.87 Sq.m / 665.96 Sq.ft

Disclaimer

1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.
 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions, drawings features and amenities are approximate at the time of printing. 4. Actual area may vary from stated area. Drawings not to scale E&OE. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.



*Balcony sizes vary

1 bedroom - Unit type B

Area	Min	Max
Suite	48.67 Sq.m / 523.88 Sq.ft	48.67 Sq.m / 523.88 Sq.ft
Balcony	10.14 Sq.m / 109.15 Sq.ft	10.19 Sq.m / 109.68 Sq.ft
Total built-up	58.81 Sq.m / 633.03 Sq.ft	58.86 Sq.m / 633.56 Sq.ft

Disclaimer

1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions, drawings features and amenities are approximate at the time of printing. 4. Actual area may vary from stated area. Drawings not to scale E&OE. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.



*Balcony sizes vary

2 bedroom - Unit type A

Area	
Suite	85.03 Sq.m / 915.26 Sq.ft
Balcony	3.66 Sq.m / 39.40 Sq.ft
Total built-up	88.69 Sq.m / 954.65 Sq.ft

Disclaimer

1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.
 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions, drawings features and amenities are approximate at the time of printing. 4. Actual area may vary from stated area. Drawings not to scale E&OE. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.



*Balcony sizes vary

2 bedroom - Unit type B

Area	Min	Max
Suite	88.11 Sq.m / 948.41 Sq.ft	88.39 Sq.m / 951.42 Sq.ft
Balcony	3.38 Sq.m / 36.38 Sq.ft	3.66 Sq.m / 39.40 Sq.ft
Total built-up	91.77 Sq.m / 987.80 Sq.ft	91.77 Sq.m / 987.80 Sq.ft

Disclaimer

1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.
 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions, drawings features and amenities are approximate at the time of printing. 4. Actual area may vary from stated area. Drawings not to scale E&OE. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.



*Balcony sizes vary

2 bedroom - Unit type C

Area	Min	Max
Suite	82.98 Sq.m / 893.19 Sq.ft	83.01 Sq.m / 893.51 Sq.ft
Balcony	10.75 Sq.m / 115.71 Sq.ft	10.75 Sq.m / 115.71 Sq.ft
Total built-up	93.73 Sq.m / 1008.90 Sq.ft	93.76 Sq.m / 1009.22 Sq.ft

Disclaimer

1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions, drawings features and amenities are approximate at the time of printing.
4. Actual area may vary from stated area. Drawings not to scale E&OE. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.



*Balcony sizes vary

2 bedroom - Unit type D

Area

Suite	87.46 Sq.m / 941.41 Sq.ft
Balcony	10.40 Sq.m / 111.94 Sq.ft
Total built-up	97.86 Sq.m / 1053.36 Sq.ft

Disclaimer

1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.
 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions, drawings features and amenities are approximate at the time of printing. 4. Actual area may vary from stated area. Drawings not to scale E&OE. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.



*Balcony sizes vary

2 bedroom - Unit type E

Area	Min	Max
Suite	72.98 Sq.m / 785.55 Sq.ft	73.20 Sq.m / 787.92 Sq.ft
Balcony	15.14 Sq.m / 162.97 Sq.ft	15.20 Sq.m / 163.61 Sq.ft
Total built-up	88.12 Sq.m / 948.52 Sq.ft	88.40 Sq.m / 951.53 Sq.ft

Disclaimer

1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.
 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions, drawings features and amenities are approximate at the time of printing. 4. Actual area may vary from stated area. Drawings not to scale E&OE. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.



*Balcony sizes vary

2 bedroom - Unit type F

Area

Suite	102.18 Sq.m / 1099.86 Sq.ft
Balcony	7.10 Sq.m / 76.42 Sq.ft
Total built-up	109.28 Sq.m / 1176.28 Sq.ft

Disclaimer

1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions, drawings features and amenities are approximate at the time of printing.
4. Actual area may vary from stated area. Drawings not to scale E&OE. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.



*Balcony sizes vary

3 bedroom - Unit type A

Area	Min	Max
Suite	139.76 Sq.m / 1504.36 Sq.ft	139.81 Sq.m / 1504.90 Sq.ft
Balcony	22.68 Sq.m / 244.13 Sq.ft	33.05 Sq.m / 355.75 Sq.ft
Total built-up	162.44 Sq.m / 1748.49 Sq.ft	172.86 Sq.m / 1860.65 Sq.ft

Disclaimer

1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.
 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions, drawings features and amenities are approximate at the time of printing. 4. Actual area may vary from stated area. Drawings not to scale E&OE. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.



3 bedroom - Unit type B

Area

Suite	126.42 Sq.m / 1360.77 Sq.ft
Balcony	10.40 Sq.m / 111.94 Sq.ft
Total built-up	136.82 Sq.m / 1472.72 Sq.ft

Disclaimer

1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions, drawings features and amenities are approximate at the time of printing.
4. Actual area may vary from stated area. Drawings not to scale E&OE. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.



*Balcony sizes vary

3 bedroom - Unit type C

Area

Suite	114.01 Sq.m / 1227.19 Sq.ft
Balcony	89.20 Sq.m / 960.14 Sq.ft
Total built-up	203.21 Sq.m / 2187.33 Sq.ft

Disclaimer

1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.
 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions, drawings features and amenities are approximate at the time of printing. 4. Actual area may vary from stated area. Drawings not to scale E&OE. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.

BERKSHIRE PARK



TownSquareDXB

800-NSHAMA (674262)
NSHAMA Sales Centre Town Square Dubai, Al Qudra Road
NSHAMA.AE

NSHAMA 